



**SCOTT BURNS**  
 Broker Of Record  
 RIDEAU REALTY LIMITED, Brokerage  
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**145 SUNNYSIDE ROAD, Westport K0G 1X0**

**ML#: 1375565**



**Status:** Active  
**Dist/Neigh:** 816- Rideau Lakes (N Crosby) Twp  
**Municipality:** Rideau Lakes  
**Neigh Name:** Rideau Lakes  
**Lot Size:** 449' x 2411' Irregular  
**Zoning:** Residential  
**Zoning Desc:** Residential  
**Possession:** TBD  
**Legal Desc:** PT LT 5 CON 4 NORTH CROSBY PT 1 28R6590; RIDEAU LAKES

**List Price:** \$1,199,900  
**Sub Type:** Residential  
**Fronting:** North  
**# Acres:** 25.360  
**Seasonal:**

**Directions/Remarks**

**Directions:** From Highway 15 turn on to County Road 42 headed towards Newboro / Westport. Turn right onto Sunnyside Road and follow to pin# 145.

**Public Remarks:** This beautifully restored hobby farm on 25+ acres close to the village of Westport is definitely worth a look! The original 3 bed, 2 bath farm house has been painstakingly restored by the current owner, who has maintained the home's original charm while also adding new features. Everything has been taken care of from the custom windows, plumbing, electrical, heating, spray foam insulation, foundation, Titan-Steel tuscan tile steel roof & new septic system. The red maple & pine floors are sure to impress. Lovely open concept kitchen with stainless steel appliances overlooking the living area, 2 sided fireplace between the kitchen & dining areas, 3 pc bath & a separate large laundry room. Upstairs another bedroom, cozy family room with propane fireplace & the large primary bedroom with huge 4 pc ensuite bath with a separate shower & soaker tub. Hay barn, separate 18'x46' barn with stables plumbed for radiant heated floors & a 35'x60' concrete wading pond. Must see for sure!

**Property Information**

<b>Style:</b> Detached	<b>Type:</b> 2 Storey	<b>Total Beds:</b> 3	<b>Total Baths:</b> 2
<b>Builder:</b> Unknown	<b>Model:</b> 1	<b>Beds AG:</b> 3	<b>FB/PR Bths:</b> 2/0
<b>Year Built:</b> 1 Garage Detached	<b>#Gar:</b> 1	<b>Beds BG:</b> 0	<b>Ensuites:</b> 1
<b>Parking Desc:</b> Forced Air		<b>#Cover:</b> 0	<b>Total Park:</b> 10
<b>Heat Desc:</b> None		<b>Heat Fuel:</b> Propane	
<b>Air Conditioning:</b> Drilled Well		<b>Roof:</b> Other (See Remarks)	
<b>Water Supply:</b> Siding		<b># FP:</b> 2	<b>FP Fuel:</b>
<b>Exterior Finish:</b> Block, Stone		<b>Sewer:</b> Septic Installed	
<b>Foundation:</b> Crawl		<b>Construction:</b>	
<b>Basement Desc:</b> Mixed		<b>Basement Dev:</b> Unfinished	
<b>Floor Covering:</b> Dishwasher, Dryer, Refrigerator, Stove, Washer		<b>Fire Retrofit:</b> N/A	
<b>Appliances Incl:</b> Acreage, Barn, Hobby Farm, Hydro, Partially Landscaped, School Bus, Wooded Area			
<b>Site Influences:</b> Golf Nearby, Highspeed Available, Recreation Nearby, Water Nearby			
<b>Neigh Influences:</b> Skids of Limestone			
<b>Exclusions:</b> Propane Tanks and Hot Water Tank			
<b>Rental Equip:</b>			
<b>Secondary Dwelling Unit (SDU):</b> No			

**Room Information**

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	9'11" x 11'3"	DINRM	Main	15'5" x 10'2"	LIVRM	Main	13'0" x 16'10"	LAUND	Main	18'10" x 9'11"
BEDRM	Main	15'5" x 7'8"	BATH3	Main		BEDRM	2nd	15'8" x 7'11"	FAMRM	2nd	15'8" x 14'7"
PRBED	2nd	13'1" x 16'3"	ENS4PC	2nd							

**Pets Allowed:**

**Other Property Information**

**Taxes/Yr:** \$1,626.00/2023  
**Assoc/POTL Fee:** \$0.00  
**Multimedia URL:** <https://youtu.be/8cOs0x6L4rk>  
**Add Images URL:** <https://360panos.org/panos/145Sunnyside/>

**Assmt/Yr:**  
**Survey/Yr:**

**Office Information**

**List Office #1:** RIDEAU REALTY LIMITED, Brokerage